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TOWN PLANNER

Memorandum

TO: Code Review and Town Property Committee
Westfield Planning Board
James Gildea, Town Administrator

FROM: Donald B. Sammet, PP/AICP, Town Planner

DATE: May 19, 2020

RE: **BOARD OF ADJUSTMENT
2019 ANNUAL REPORT**

I am happy to provide to the Code Review and Town Property Committee and Planning Board, copies of the Westfield Board of Adjustment's 2019 Annual Report. Every Zoning Board of Adjustment in New Jersey is required, pursuant to Section 40:55D-70.1 of the New Jersey Municipal Land Use Law, to prepare and issue an Annual Report. A Board of Adjustment Annual Report is required to be distributed to both the Governing Body and Planning Board.

At its core, the Annual Report is a review of a Board of Adjustment's decisions on applications of the prior year. However, the Annual Report is not simply a summary of actions which the Board of Adjustment has taken over the past year, and a listing of the types of variances granted. It also is intended to be used as tool by the Governing Body, with assistance from the Planning Board, to help identify provisions in Westfield's Land Use Ordinance which are potentially in need of further examination, or updating. The Board of Adjustment is uniquely situated to bring to the attention of the Mayor and Council, and Planning Board, land use ordinance provisions which have resulted in numerous variance requests. Successive appeals for the same types of variance are very often an indication of an outdated ordinance provision, or a regulation which is not reflective of existing, prevailing conditions. This information helps to enable the Town to keep its land use regulations in step with the needs of the community. The Board's 2019 Annual Report does include recommendations for some ordinance revisions.



TOWN OF WESTFIELD

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TOWN OF WESTFIELD ZONING BOARD OF ADJUSTMENT 2019 ANNUAL REPORT

Adopted: May 11, 2020

Prepared by:
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License No. 5758



2019 Board of Adjustment Members

Chris Masciale, Chairman
Frank Fusaro, Vice Chairman
Carla Bonacci
Robert Benacchio
Allyson Hroblak
Eldy Pavon
Matt Sontz
Mary Doyle, Alternate #1
James Keenoy, Alternate #2

2020 Board of Adjustment Members

Chris Masciale, Chairman
Frank Fusaro, Vice Chairman
Carla Bonacci
Michael Cohen
Allyson Hroblak
Eldy Pavon
Matt Sontz
Mary Doyle, Alternate #1
Samuel Reisen, Alternate #2

Board of Adjustment Professionals

Diane Dabulas, Esq., Board Attorney
Linda Jacus, Board Secretary
Kathleen Neville, Zoning Officer
Kathy Nemeth, Assistant Zoning Official
Donald B. Sammet, PP/AICP, Board Planner



**TOWN OF WESTFIELD
ZONING BOARD OF ADJUSTMENT
2019 ANNUAL REPORT**

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INTRODUCTION

This report was prepared in accordance with the requirements outlined in the New Jersey Municipal Land Use Law, section 40:55D-70.1, which states that:

“The board of adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The board of adjustment shall send copies of the report and resolution to the governing body and planning board.”

This report summarizes the activity of the Westfield Board of Adjustment from January 1, 2019 through December 31, 2019. Included is a summary of applications and appeals from land use ordinance provisions. Also included is a series of recommended amendments to the Town’s Land Use Ordinance, based upon the observations of the Board during its course of business throughout the year.

The Board of Adjustment is uniquely situated to bring to the attention of the Mayor and Council, and Planning Board, land use ordinance provisions which have resulted in numerous variance requests. Successive appeals for the same types of variance are very often an indication of an outdated ordinance provision, or a regulation which is not reflective of existing, prevailing conditions. This information helps to enable the Town to keep its land use regulations in step with the needs of the community.

BOARD OF ADJUSTMENT AUTHORITY

Pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq., a Board of Adjustment has the authority to hear applications for various matters as outlined in the table below.

Type of Application	Zoning Board Jurisdiction
Appeals from decision of Zoning Officer	All Reviews
Interpretations of the Zoning Ordinance	All Reviews
Conditional Use Permits	Ancillary to “D” Type Variances
“C” Type Variances	Not if site plan or subdivision or conditional use is involved; also, ancillary to “D” Type Variances
“D” Type Variances	All Reviews
Permit for structure within public area or street; permit for structure on a lot with no street frontage	Not if site plan or subdivision or conditional use is involved; also, ancillary to “D” Type Variances

Type of Application	Zoning Board Jurisdiction
Subdivision Applications and Related Code Exceptions	Ancillary to "D" Type Variances
Site Plan Applications and Related Code Exceptions	Ancillary to "D" Type Variances
Certification of Legal Non-Conforming Use	All Reviews

As indicated in the table above, the New Jersey Municipal Land Use Law requires that all "d" type variances be heard by the Board of Adjustment. There are six categories of "d" type variances identified in the New Jersey Municipal Land Use Law, which are listed below. Any approval of a "d" type variance requires five affirmative votes from the Board of Adjustment.

- (1) a use or principal structure in a district restricted against such use or principal structure,*
- (2) an expansion of a nonconforming use,*
- (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use,*
- (4) an increase in the permitted floor area ratio as defined in section 3.1. of P.L. 1975, c.291 (C.40:55D-4),*
- (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4), except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots either an isolated undersized lot or lots resulting from a minor subdivision or*
- (6) a height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.*

2019 MEETING SUMMARY

The Board of Adjustment met a total of 14 times between January 14, 2019 and December 18, 2019. Of those 14 meetings, 2 were special meetings held to accommodate more complex applications which required a greater amount of time to be heard. By doing so, this enabled the Board to address the volume of applications submitted in an expeditious manner.

2019 APPLICATION SUMMARY

General Overview of Applications Heard

The Board did hear and decide a total of 55 applications in 2019. Fifty of the applications decided were approved, and 5 applications were denied. The applications included a total of 146 variance requests, comprised of 136 "c"-type or bulk variance requests, and 10 "d"-type variance requests.

At the end of the calendar year, there were 2 pending complete and scheduled application carried to 2019. Both of these were carried at the request of the applicant to enable them to revise their plans or provide additional information to the Board.

Variance Application Requests – 2019

	“C”Type Variances	“D”Type Variances	Total
Approved	111	5	116
Denied	25	5	30
Total	136	10	146

Forty-nine of the 55, or 90% of applications heard in 2019 involved property containing single family residential use. Of these, most involved additions to existing, single family dwellings or accessory structures on lots containing them (44 of the 55, or 80% of the applications heard in 2019). This is consistent with the types of applications reviewed by the Board in prior years.

Examples of other applications involving property containing single family dwellings:

- A single application associated with the construction of a new home;
- A single request to allow solar panels on a street/forward facing roof plane;
- A single request to allow for a greater fence height than permitted;
- A single request to expand a garage/carriage house;
- Two applications requesting to construct a driveway wider than permitted;
- A total of 3 applications made that involved the installation of a swimming pool and necessitated a variance from allowable all improvement coverage.

The types of improvements seen by the Board has continued from prior years, and is a clear indicator of a continued, substantial investment in the Town’s existing housing stock and properties occupied by it.

Site Plan Review

The Board considered a total of 5 site plan applications ancillary to “d” type variances in 2019 which are described below.

Two of the 5 applications were for the same property at 214 East Grove Street. In both applications, the applicant required “d” variance approval to allow for multi-family residential use in a zone district where it was not permitted. The property is located within the 0-1 Office Zone District and is currently improved with a two-story vacant office building and surface parking. The applicant first appeared before the Board of Adjustment on October 10, 2018 requesting preliminary and final site plan approval, with variances, for the proposed enlargement of the existing building on-site, conversion

of the building from commercial use to a total of 20 residential units, and various site improvements. At the October 10 meeting, the Board of Adjustment raised concerns surrounding the number of residential units proposed, and the resulting size and site impacts of the building given the proposed additions. As a result of these comments, the applicant requested an adjournment so that they could revise their plans to address certain comments they heard from the Board. The applicant returned to the Board with revised plans which included a reduction in the number of residential units proposed down to 18 from 20, a reduction in the size of two proposed additions in the front of the building, and various site modifications from the initial submittal. This revised application was denied by the Board. The applicant then appealed the decision of the Board to the Superior Court.

The second application filed for the property was by the same applicant. The revised submission still called for the conversion of the building from commercial use to residential use, but the number of residential units was reduced to 16. The size of the proposed additions in the front of the building remained the same. The Board heard the applications at two, separate meetings held on October 30, 2019 and December 18, 2019. After deliberation, the application was denied. This denial has been appealed to the Superior Court.

For property located at 177 East Broad Street, the applicant appeared before the Board requesting amended site plan approval. In 2017, the applicant received site plan and variance approvals to allow for utilization of the ground floor of the building for office use (a “d” variance as the property is located in a part of the CBD which does not permit ground floor office use), and for construction of a single-story addition at the rear of the property. With the amended site plan application, the applicant sought amended site plan and variance approvals, as they proposed a modification to the size of the addition as originally approved and also proposed the utilization of the rooftop area of the addition. This application was a relatively uncomplicated matter and was approved by the Board.

An application to amend a previously imposed condition of approval for property located at 17-33 Elm Street was heard by the Board. The applicant originally obtained “d” variance approval to locate an office on the ground floor of the building on the property, where ground floor office use is not permitted. A specific condition of that “d” variance approval was that the façade of the building not be changed from that shown to the Board during the initial approval. As the applicant proposed a modified façade design from that originally approved, they requested that the Board approve the new design. The Board found that the revised façade design was consistent with the downtown, notwithstanding that the use of the space is not retail and the application was approved.

The YMCA brought forward an application to allow for a surface parking lot for the YMCA to be located within the RM-6 Single-Family and Two-Family Residence District. Already constructed without obtaining necessary approvals, the parking lot was located within the rear yard of existing single-family dwellings along Ferris Place which are owned by the YMCA. These single-family lots are located adjacent to the property

containing the YMCA building. Use variance approval was required in that the RM-6 Zone District does not allow for parking areas which serve uses on other sites or lots. The applicant also required certain bulk variances including those from all improvement coverage maximums. This application was denied by the Board and the applicant has appealed this decision to the Superior Court.

Subdivision Review

The Board of Adjustment did not hear any subdivision applications ancillary to “d” type variance requests in 2019.

Appeals, Interpretations, and Certificates of Non-Conformity

The Board did not hear any applications for appeals from the decision of the Zoning Officer in 2019, nor were there any requests for interpretations of the Land Use Ordinance or requests for certificates of non-conformity made in 2019.

C-Type Variance Application Summary

An analysis of the types of variance requests by zone district could reveal outdated sections of the Land Use Ordinance, or sections of the Ordinance which are not in-line with prevailing conditions. Since the majority of applications reviewed by the Board involved additions to single family dwellings, a careful review of the types of variances requested in the single-family zone districts is warranted. Looking for patterns in the record of variance requests, such as, repeated requests for variances from the same ordinance section may be indicative of a need for revision.

The following table summarizes bulk type variance requests from the Land Use Ordinance for principal buildings and structures.

Zone District	Total Applications Requesting Relief	Number of Variance Requests Principal Buildings and Structures									
		Front Yard	Rear Yard	Side Yard	Street Side Yard	Max. Continuous Wall Length	Eave Height	Principal Building Height	Permitted Number of Stories	Building Coverage	All Improvement Coverage
CBD	2	0	1	1	0	0	0	0	0	0	0
O-1	2	2	0	0	0	0	0	1	0	0	2
RM-12	1	0	0	1	0	0	0	0	0	1	1
RM-6	6	1	0	1	0	1	1	0	0	6	2
RS-10	2	0	0	0	0	0	0	0	0	2	1
RS-12	7	3	2	2	0	1	0	1	0	4	0
RS-16	2	1	0	0	0	0	0	0	0	2	1
RS-24	2	0	0	1	0	0	0	0	1	0	0
RS-6	16	3	4	5	3	3	0	0	2	15	0
RS-8	6	2	0	0	0	0	0	0	0	4	2
Total	46	12	7	11	3	5	1	2	3	34	9

The following table summarizes bulk type variance requests from the Land Use Ordinance for accessory buildings and structures.

Zone District	Total Applications Requesting Relief	Number of Variance Requests Accessory Buildings and Structures				
		Side Yard	Rear Yard	Height	Location	Size
RM-12	1	1	0	0	0	0
RM-6	1	1	0	0	0	2
RS-12	3	1	0	0	3	1
RS-24	2	0	0	1	2	2
RS-6	1	0	1	0	0	1
RS-8	2	1	0	1	0	2
Total	10	4	1	2	5	8

The following table summarizes other “c”-type variance requests from the Land Use Ordinance for other provisions not captured in the preceding tables within this section.

Zone District	Total Applications Requesting Relief	Number of Variance Requests Lot Standards and Other Variances						
		Lot Standards			Parking or Loading	Lighting	Signage	Fences/Retaining Walls
		Area	Width	Depth				
O-1	2	0	0	2	6	0	0	0
RM-6	4	1	1	0	8	1	0	0
RS-12	3	0	0	0	2	0	0	1
RS-6	4	0	0	0	4	0	0	0
RS-8	2	0	0	0	1	0	0	1
Total	15	1	1	2	21	1	0	2

As in prior years, and as evidenced in the tables above, variances were most requested from building coverage, side yard setback, and front yard setback. This is due to the nature of existing construction (most often the pre-existing nonconforming setbacks of an existing dwelling on a lot) and proposed modifications to existing single-family dwellings to bring them up to modern standards. Such modifications typically include larger family rooms, larger kitchens, open floor plans, and bedroom additions. These variance requests are evidence that there is continued desire to improve existing housing stock in Westfield, to bring it up to what are considered modern standards.

The Board did see a dramatic increase in number of parking and loading variances from the prior year, however, this was not the result of an increased number of applications filed. Rather it was due to three separate applications for variance and site plan approval involving surface parking areas. These two applications resulted in two-thirds or 14 of the 21 parking and loading variances requested. There is nothing presented within these applications that leads to a conclusion that any parking and loading provisions in the Land Use Ordinance need be amended.

Again, as in prior years, as seen in the table above, applicants from the RS-6 zone, where properties are typically in the 6,000 to 8,000 square foot range, have requested

the greatest number of variances from building coverage requirements. Many of these coverage variances were necessary as the lots on which the homes stand, were nonconforming in area by not meeting the minimum lot sizes required in the zone district. The Board is careful to analyze the size of any proposed construction as compared to other properties in the immediate area, to determine if the proposed coverage is comparable to the character of the neighborhood or would be similar in scale and massing to other buildings in the neighborhood.

D-Type Variance Application Summary

As with c-type variance requests, an analysis of the types of variance requests by zone district could reveal outdated sections of the Land Use Ordinance, or sections of the Ordinance which are not in-line with prevailing conditions. Important when reviewing the number of requests for d-type variances that were before the Board, is noting that a d-type variance does not only involve requests for uses which are not permitted. Many d-type variance requests are as a result of other factors, such as not meeting a conditional use standard, or exceeding permitted floor area ratio.

Zone District	Total Applications Requesting Relief	Number of Variance Requests					
		Use	Expansion of Non-Conforming Use	Conditional Use	FAR	Density	Principal Building Height
O-1	2	4	0	0	0	0	0
RM-6	2	1	0	0	1	0	0
RS-12	2	0	0	0	2	0	0
RS-24	1	0	0	0	1	0	0
RS-6	1	0	0	0	1	0	0
Total	8	5	0	0	5	0	0

The Board reviewed a total of 5 d-type variance requests from floor area ratio requirements. Floor area ratio requirements are on a sliding scale, based upon lot sizes and not zone district classification. Therefore, it is the size of an individual property and not the zone district in which it lies which specifies the allowable floor area ratio. The variance requests that the Board heard from floor area ratio requirements were de minimis in nature and all were for single family dwellings. The Board's review of the applications included the potential impacts of additional building mass on adjoining property. No apparent pattern has appeared and too few variances have been requested from floor area ratio requirements to draw any significant conclusions.

The table above shows that a total of 5 "use" variances were requested. One of these requests was by the YMCA who brought forward an application to allow for a surface parking lot for the YMCA located within the RM-6 Single-Family and Two-Family Residence District. This is the same application described under the site plan section of this report. Use variance approval was required in that the RM-6 Zone District does not allow for parking areas which serve uses on other sites or lots. This application was denied by the Board and that decision has been appealed by the applicant.

Four “use” variances were for the same property at 214 East Grove Street requested as part of two, separate applications by the same applicant. In both applications, the applicant required “d” variance approval to allow for multi-family residential use in a zone district where it was not permitted. Also, in both applications, the applicant proposed ground-floor residential use where not permitted. The property is located within the 0-1 Office Zone District and is currently improved with a two-story vacant office building, and surface parking. Both applications and consequently all 4 “use” variance requests were denied, and the applicant has appealed these decisions.

At this time, there is no particular pattern is evident that would suggest ordinance changes are necessary as a result of the d-type variances requested in 2019.

RECOMMENDATIONS FOR ZONING ORDINANCE AMENDMENTS OR REVISIONS

The Board of Adjustment is responsible for reporting on instances where it has found existing zoning provisions to be lacking in clarity, obsolete, inapplicable, or simply in error. To do so, it is useful to look for patterns in the record of variances granted over the year. Repeated requests for relief from the same provision, for very similar and valid reasons, may be indicative of a provision that is simply untenable due to prevailing conditions, or modern standards of living. In that case, a land use ordinance amendment would be more appropriate than continually granting relief by way of variances. The amendment would not only save time, effort, and expense on behalf of applicants (and Board members), it would further the Town’s best interest in that it would establish land use regulations by ordinance, rather than by variance approvals.

SOLAR PANELS

The Board heard and decided upon one application in regard to a proposed solar panel installation on a street facing roof plane. Although the application was denied, the Board recognized that in certain instances a street facing installation may be the only viable option for solar panel installation on a property. The Board recommends that the Mayor and Council consider revising the solar panel ordinance to allow for street facing installations, provided a set of design standards is mandated to mitigate any negative aesthetic impacts of said installations. The Mayor and Council should also consider adopting an objective standard that no other solar panel installation, other than a street facing installation, will generate enough electricity to warrant installation.

BUILDING COVERAGE

The Board hears requests for variances from building coverage requirements more than from any other ordinance provision. In Westfield, coverage maximums are calculated in two separate ways. The first being a maximum percentage; and, the second being a maximum square footage. The Board recommends that building coverage limits be reexamined, with a comparison made to regulations found within communities similar to Westfield. The Board notes the following: Should the building coverage limits be

amended to remove the maximum square footage requirement and only apply a maximum percentage?; Given that the majority of building coverage variance requests come from properties located in the RS-6 and RS-8 Zone Districts, are the maximum permitted coverages for properties of sizes typical of those in the RS-6 and RS-8 Zone Districts still appropriate?

OTHER OBSERVATIONS

The Board of Adjustment has completed annual reports over the past 5 consecutive years. Given the Planning Board's work towards a new Land Use and Circulation Element of the Master Plan, the following summary of variance types requested for principal buildings and structures may assist the Planning Board. As part of the new Land Use and Circulation Plan, the Board and its consultants will be reviewing existing bulk standards within the Town's zoning districts. The end product will include recommended use and bulk standards for the key zones, establishing the framework for permitted growth in Westfield. It should be noted that by far, the greatest number of variance requests are from building coverage maximums.

Principal Building and Structures Bulk Standards Variance Requests 2015-2019

Zone District	Total # of Applications	Number of Variance Requests Principal Buildings and Structures									
		Front Yard	Rear Yard	Side Yard	Street Side Yard	Max. Continuous Wall Length	Eave Height	Principal Building Height	Permitted Number of Stories	Building Coverage	All Improvement Coverage
CBD	12	0	3	2	0	0	0	1	0	0	0
GB-1	1	0	0	0	0	0	0	0	0	0	0
GB-2	1	0	0	0	0	0	0	0	0	0	0
GB-3	2	1	0	1	0	0	0	0	0	0	0
C	0	0	0	0	0	0	0	0	0	0	0
O-1	2	2	0	0	0	0	0	1	0	0	2
O-2	0	0	0	0	0	0	0	0	0	0	0
P-1	3	2	0	1	0	0	0	0	0	0	2
P-2	0	0	0	0	0	0	0	0	0	0	0
RA-1	0	0	0	0	0	0	0	0	0	0	0
RA-2	0	0	0	0	0	0	0	0	0	0	0
RA-3	1	0	0	0	0	0	0	0	0	0	0
RA-4	1	0	0	0	0	0	0	0	0	0	0
RA-5A	0	0	0	0	0	0	0	0	0	0	0
RA-5B	1	0	1	0	0	0	0	0	0	0	0
RA-5C	0	0	0	0	0	0	0	0	0	0	0
RM-12	2	0	0	1	0	0	0	0	0	2	1
RM-6	21	4	0	7	0	5	2	0	1	17	3
RM-6D	0	0	0	0	0	0	0	0	0	0	0
RM-8	1	0	0	0	0	0	0	0	0	1	0
RS-10	34	6	3	9	1	7	1	1	2	16	3
RS-12	54	12	6	15	1	4	0	2	3	22	3
RS-16	8	5	1	3	0	2	0	0	2	2	1
RS-24	10	1	0	1	0	0	0	0	1	0	2
RS-40	2	0	0	0	0	0	0	0	0	0	1
RS-6	81	20	14	43	13	25	1	1	7	56	3
RS-8	58	17	10	16	3	9	0	0	3	51	5
TOTALS	295	70	38	99	18	52	4	6	19	167	26

APPENDIX: 2019 BOARD OF ADJUSTMENT APPLICATIONS

2019 ZONING BOARD OF ADJUSTMENT ANNUAL REPORT

A "VARIANCES" (APPEALS)				
Date	Street Address	Block	Lot	Decision Appealed Board Decision

B "VARIANCES" (INTERPRETATIONS)				
Date	Street Address	Block	Lot	Interpretation Requested Board Decision

C + D VARIANCES

							Decision		Principal Buildings						Coverage		"d" Type/Use Variances						Accessory Structures					Lot Standards			Parking Area		Other		Fences/Retaining Walls	TOTAL # VARIANCES REQUESTED										
Decision Date	Resolution Date	Street Address	Block	Lot	Zone	Notes	Approved	Denied	Certificate of Nonconformity	Subdivision	Conditional Use	Site Plan	Front Yd	Rear Yd	Side Yd	Str Side Yd	Max Continuous Wall Length	Eave Height	Principal Building Height	Permitted Number of Stories	Bldg Covg	All Improvement Covg	Use	Expansion NC Use	Conditional Use	FAR	Density	Principal Bldg Height	Side Yd	Rear Yd	Height	Location	Size	Lot Area	Lot Width	Lot Depth	Parking or Loading	Lighting	Signage							
1/14/2019	2/13/2019	835 Wallberg Avenue	1305	16	RS-8	Pool, pool fence, and patio installation	1															1																				1	2			
1/14/2019	2/13/2019	120 Marlboro Street	5010	7	RS-6	Addition to single family dwelling; no garage parking	1								1		1																				1							3		
1/14/2019	2/13/2019	638 Kimball Avenue	1207	8	RS-6	Addition to single family dwelling; no garage parking	1															2																						3		
1/14/2019	2/13/2019	35 Azalea Trail	4902	10	RS-12	Addition to single family dwelling	1						1																															1		
1/14/2019	2/13/2019	815 Dartmoor	4405	1	RS-12	Fence installation	1																																					1	1	
1/14/2019	2/13/2019	529 Wychwood Road	1409	1	RS-12	Addition to single family dwelling; not enough garage parking	1																																						1	
1/14/2019	2/13/2019	606 Benson Place	3407	2	RS-6	Addition to single family dwelling	1						1	1			1																												3	
1/14/2019	2/13/2019	132 Marlboro Street	5010	10	RS-6	Addition to single family dwelling	1															1																							2	
1/14/2019	2/13/2019	146 Harrison Avenue	2302	39	RS-6	Addition to single family dwelling; no garage parking	1																																						2	
1/14/2019	2/13/2019	817 Lenape Trail	603	3.01	RS-24	Addition to single family dwelling	1																																						1	
2/13/2019	3/11/2019	214 East Grove Street	4803	2	O-1	Use Variance to permit multi-family in office zone district		1				1	1						1			1	2																							9
2/13/2019	3/11/2019	177 East Broad Street	2505	15	CBD	Amended Site Plan Application for Commercial Addition	1					1		1	1																														2	
2/13/2019	3/11/2019	822 Village Green	5301	6	RS-12	Addition to single family dwelling	1						1									1																								2
3/11/2019	4/8/2019	421 Birch Avenue	503	35	RS-8	Garage addition	1															1							1		1															3
3/11/2019	4/8/2019	1121 Wychwood Road	1403	1	RS-12	Addition to single family dwelling	1							1	1		1					1																								4
3/11/2019	4/8/2019	250 Seneca Place	701	37	RS-6	Addition to single family dwelling	1										1					1																								2
3/11/2019	4/8/2019	370 Orenda Circle	401	24	RS-12	Solar panel installation		1																									1													1
3/11/2019	4/8/2019	532 Cumberland Street	2706	19	RM-6	New two family dwelling	1											1																	1	1										3
4/8/2019	5/13/2049	909 North Avenue West	2604	2	RS-6	Shed installation	1																						1				1													2
4/8/2019	5/13/2049	209 Benson Place	3506	50	RS-6	Addition to single family dwelling	1								1							2																								3
4/8/2019	5/13/2049	714 Boulevard	4106	3	RS-10	Addition to single family dwelling	1															1																								1
4/8/2019	5/13/2049	907 Bailey Court	306	41.01	RS-12	Addition to single family dwelling	1															1				1																				2
5/13/2049	6/10/2019	122 Livingston Street	4001	18	RM-6	Addition to single family dwelling; not enough garage parking	1									1	1					1				1														3						7
5/13/2049	6/10/2019	15 Amy Drive	4702	69	RS-12	Addition to single family dwelling	1						1	1					1							1																				4
5/13/2049	6/10/2019	1024 Harding Street	3601	34	RS-6	Addition to single family dwelling	1															2																								2
6/10/2019	7/8/2019	4 Stanley Oval	2302	14	RS-12	Not enough garage parking	1																																							1
6/10/2019	7/8/2019	1128 Central Avenue	5004	4	RS-8	Circular driveway installation	1																											2												2

							Decision		Principal Buildings						Coverage		"d" Type/Use Variances						Accessory Structures					Lot Standards			Parking Area		Other													
Decision Date	Resolution Date	Street Address	Block	Lot	Zone	Notes	Approved	Denied	Certificate of Nonconformity	Subdivision	Conditional Use	Site Plan	Front Yd	Rear Yd	Side Yd	Str Side Yd	Max Continuous Wall Length	Eave Height	Principal Building Height	Permitted Number of Stories	Bldg Covg	All Improvement Covg	Use	Expansion NC Use	Conditional Use	FAR	Density	Principal Bldg Height	Side Yd	Rear Yd	Height	Location	Size	Lot Area	Lot Width	Lot Depth	Parking or Loading	Lighting	Signage	Fences/ Retaini ng Walls	TOTAL # VARIANCES REQUESTED					
7/8/2019	8/12/2019	521 Carleton Road	3006	21	RM-12	Addition to single family dwelling	1								1						2	1							1													5				
7/8/2019	8/12/2019	1002 Ripley Avenue	4815	2	RS-6	Addition to single family dwelling	1							1		1					2																						4			
7/8/2019	8/12/2019	317 Belmar Place	5012	9	RS-6	New single family dwelling	1						1		1	1	1				1																						5			
7/8/2019	8/12/2019	437 Dudley Avenue East	1110	19	RS-8	Pool installation	1															1																					1			
7/8/2019	8/12/2019	313 Myrtle Avenue	4005	5	RM-6	Addition to single family dwelling; no garage parking	1														2															1						3				
7/8/2019	8/12/2019	1907 Grandview Avenue	5705	7	RS-6	Addition to single family dwelling; no garage parking	1														1															1							2			
7/8/2019	8/12/2019	501 Wells Street	3403	27	RS-6	Addition to single family dwelling	1						1								1																							2		
8/12/2019	9/9/2019	1915 Grandview Avenue	5705	5	RS-6	Addition to single family dwelling	1													1																								1		
8/12/2019	9/9/2019	314 Edgewood Avenue	810	21.02	RS-6	Addition to single family dwelling	1							1							1					1																		3		
8/12/2019	9/9/2019	414 Hillside Avenue	501	13	RS-24	Addition to single family dwelling	1																									2	1											3		
9/9/2019	10/16/2019	612 Ripley Place	4002	2	RM-6	Addition to single family dwelling	1						1								1																								2	
9/9/2019	10/16/2019	12 Tudor Oval	5002	10	RS-12	Driveway width and accessory structure location	1																									2	1											3		
9/9/2019	10/16/2019	229 East Dudley Avenue	1102	27	RS-24	Addition to accessory structure	1																						1			1												2		
10/16/2019	11/13/2019	1700 Boulevard	5608	1	RS-8	Addition to single family dwelling	1														1																								1	
10/16/2019	11/13/2019	944 Wyandotte Trail	304	23	RS-16	Swimming pool and patio installation		1													2	1																							3	
10/16/2019	11/13/2019	411 Everson Place	4203	21	RS-8	Addition to single family dwelling; no garage parking	1						1																																2	
11/13/2019	1/13/2019	138 Ferris Place & 220 Clark Street	2504	20	RM-6	Parking as principal use in residential zone		1				1										1	1						1				2					4	1					10		
11/13/2019	12/9/2019	12 Manchester Drive	5004	35	RS-12	Swimming pool and patio installation	1														1								1																2	
11/13/2019	12/9/2019	17-33 Elm Street	3105	16	CBD	Amended site plan approval	1					1																																	0	
11/13/2019	12/9/2019	912 Stevens Avenue	3604	29	RS-10	Addition to single family dwelling	1														2																								2	
12/9/2019	1/13/2019	13 Breeze Knoll Drive	406	25	RS-24	Finish basement	1													1						1																			2	
12/9/2019	1/13/2019	360 Orenda Circle	406	2	RS-12	Addition to single family dwelling	1								1																															1
12/9/2019	1/13/2019	1030 Irving Avenue	4811	8	RS-6	Addition to single family dwelling	1							1							1																									2
12/9/2019	1/13/2019	506 Summit Avenue	3003	19	RM-6	Addition to single family dwelling	1														3																								3	
12/9/2019	1/13/2019	870 New England Drive	4504	18	RS-16	Addition to single family dwelling	1						1																																	1
12/9/2019	1/13/2019	1404 Boulevard	5012	1	RS-6	Hot tub installation	1														1																									1
12/9/2019	1/13/2019	676 Shadowlawn Drive	2905	16	RS-8	Addition to single family dwelling	1						1								2																									3
12/18/2019	2/10/2020	214 East Grove Street	4803	2	O-1	Use Variance to permit multi-family in office zone district		1				1	1									1	2															1	3							8
TOTALS							50	5	0	0	0	5	12	7	11	3	5	1	2	3	35	9	5	0	0	5	0	0	4	1	2	5	8	1	1	2	21	1	0	2				146		